

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: November 11, 2025

CASE NO: 2025-11-SR-FP

DESCRIPTION: Final Plat – Plat of Consolidation to combine two (2) lots into one lot

PETITIONER: Timothy Kim,
3118 White Oak Lane
Oak Brook, IL 60523

ADDRESS: 3118 and 3118 White Oak Lane

EXISTING ZONING: R-2 Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: 31st Street, unincorporated residential

South: White oak Lane, R-2, Single-Family Detached Residence District, single-family homes.

East: R-2, Single-Family Detached Residence District, single-family homes and Midwestern University campus.

West: R-2, Single-Family Detached Residence District, single-family homes.

DISCUSSION: Timothy Kim, owner of the property has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. When combined, a single lot of approximately 2.186 acres (or 95,227 SF) will be created.

Lot-1 has a single-family residence with garage and the consolidated lots would eliminate the current flag lot. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

**STAFF REPORT – 3118 WHITE OAK LN CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-11-SR-FP**

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in January, 1963.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 95,227 SF.
- The proposal complies with the minimum lot size, lot frontage, and setback requirements for the R-2 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The side property lines abut R-2, Single-Family Detached Residential District and the rear property line abuts 31st Street and unincorporated single-family residential.
- The proposed consolidated lot will have one address, 3118 White Oak Lane.
- No right-of-way (ROW) improvements are required.

Additional application materials have been submitted by the petitioner to further discuss and explain the proposal. Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a final plat of consolidation and determine if it is in compliance with the Village's comprehensive plan, zoning ordinance and other applicable ordinances.

CONCLUSION:

Staff has reviewed the Kim's Consolidation Plat and recommends approval of the plat subject to final engineering review and approval.

If the Planning & Zoning Commission (P & Z) concurs with the staff recommendation and is of the opinion that the final plat of consolidation complies with the Village's comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Commission provide an affirmative recommendation to approve the Plat of Consolidation subject to the following:

- 1) Final engineering review and approval.**
- 2) Recording of the document by Village Staff.**

**STAFF REPORT – 3118 WHITE OAK LN CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-11-SR-FP**

Please contact me if you have any questions or need additional information.

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner



VILLAGE OF
OAK BROOK
Illinois

**BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523**

November 11, 2025

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a final plat of consolidation.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission..... 6:30 p.m., Wednesday, December 3, 2025

Board of Trustees Meeting 7:00 p.m., Tuesday, January 13, 2026***

*** Pending P&Z

The application has been filed by: Timothy Kim
3118 White Oak Lane
Oak Brook, IL 60523

The property in question is located at: 3118 White Oak Lane

Relationship of applicant to property: Owner

The petitioner is requesting approval of a final plat of consolidation to combine two (2) existing parcels into one lot consisting of approximately 95,227 square feet. Lot-1 has an existing home and the consolidated lots will provide ample space for the construction of a pool.

For more detailed information of the request, please contact the Development Services Department at 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property.

The Village of Oak Brook, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 630-368-5010 as soon as possible before the meeting date.

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois.



ITEM 5.D.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
November 11, 2025

SUBJECT: 3118 White Oak Lane - Final Plat
FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board refer the request for the Final Plat of Consolidation to the Planning & Zoning Commission for review and recommendation.

Background/History:

Timothy Kim, owner of the property, has submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels to create one lot consisting of approximately 2.2 acres (or 95,227 SF). The parcels are zoned R-2 Single Family Detached Residence District.

Lot-1 has an existing home and the consolidated lots will provide ample space for the construction of a new pool . The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

Several additional documents have been included with this referral to provide the Board with more specific information related to the request.

Recommendation:

Staff recommends that the Village Board refer the Final Plat of Consolidation to the Planning & Zoning Commission (P&Z) for public hearing, review, and recommendation.

Attachments:

1. Kim 3118 White Oak Ln OB Lot Consolidation App - Redacted_Redacted
2. Exhibits for Referral



November 3, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3118 White Oak Lane – Consolidation Plat	2025 11 SR FP	2	Approved

EZA Engineering received the following permit submittal documents on October 28, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Kim’s Consolidation Plat	Krisch	1	10-23-25
Plat of Survey	Krisch	1	10-14-25

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. A response to this comment is not necessary.
2. No further comment.

This final plat of consolidation is recommended for approval.



October 22, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3118 White Oak Lane – Consolidation Plat	2025 11 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on October 15, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Kim’s Consolidation Plat	Krisch	1	-
Plat of Survey	Krisch	1	10-14-25

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. A response to this comment is not necessary.
2. Provide an itemized comment response letter in the next submittal.

KIM’S CONSOLIDATION PLAT

3. Title 14-4-2.B.5 – Indicate the date of preparation.
4. Title 14-4-2.D.1 – Provide the required school district statement as part of the Owner’s Certificate. Alternatively, a separate School District Certificate can be provided (language in Title 14-7-5).
5. Title 14-4-2.D.3 – Add the appropriate FIRM panel number to the Surveyor’s Certificate.
6. Title 14-4-2.D.4 – Revise the County Clerk Certificate to reference DuPage County at the top of the certificate as well as directly before the date. Please add DuPage County to the top of the each of the County and Village certificates, so they do not need to be written in by hand.
7. Title 14-4-2.D.6 – Add the Sanitary District Certificate. Certificate language can be found in Title 14-7-5. Please indicate the certificate will be signed by the Executive Director, as opposed to the Secretary.
8. Title 14-4-2.D.7 – Add the Village Engineer Certificate.
9. Title 14-4-2.D.9 – Revise the Plan Commission Certificate and rename as the Planning & Zoning Commission Certificate. The language shall be revised to replace Plan Commission with Planning & Zoning Commission.
10. Title 14-4-2.D.13 – Add the Certificate of County Engineer as the property is adjacent to Oak Brook Road (31st Street), a road owned by the DuPage County Division of Transportation.

SUBDIVISION APPLICATION



**VILLAGE OF
OAK BROOK**
Illinois

**1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106 or 630-368-5146**

- PRELIMINARY PLAT OF SUBDIVISION
- FINAL PLAT OF SUBDIVISION
- FINAL PLAT OF CONSOLIDATION AND/OR PLAT OF VACATION
- ASSESSMENT PLAT SUBDIVISION
- SUBDIVISION AMENDMENT AND/OR VARIATION

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE 3118 White Oak Ln Consolidation

DATE FILED 10/27/2025

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

3118 White Oak Ln, Oak Brook, IL 60523. Parcel Numbers 06-33-100-015 and 06-33-100-016

ARE YOU SEEKING ANY VARIATION (RELIEF) TO THE SUBDIVISION REGULATIONS? YES NO

If **YES**, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

PERMANENT PARCEL NO. 06-33-100-015 and 06-33-100-016

NAME OF APPLICANT (and Email Address) Timothy Kim; [REDACTED] PHONE [REDACTED]

ADDRESS 3118 White Oak Ln CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD Timothy Kim PHONE _____

ADDRESS 3118 White Oak Ln CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY (IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, **applicant agrees to reimburse the Village** for publication costs within 30 days of billing.

[REDACTED] 10/27/2025
Signature of Owner Date

[REDACTED] 10/27/2025
Signature of Applicant Date

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS

This plat contains the entire contiguous undeveloped land area in which I have any interest.

[REDACTED] 10/27/2025
Signature of Owner Date

IDENTIFY STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY (Use additional paper if needed)

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS					
NUMBER of ACRES	2.186				
NUMBER of SQUARE FEET	95,227				

Names of Surrounding Property Owners

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. **Provide a mailing label for each Property Owner listed.** The number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County within 30 days of the filing of this application. (Attach additional sheets if necessary)

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
Edward Kipta	3122 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-100-001
Jamal & Jihan Alkurdi	3108 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-100-018
Qin Zhang	3205 Mulberry Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-040
Mark Mandich	3102 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-100-004
Lubna & Adnan Sal Saadeh	3206 Mulberry Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-037
Chicago Title 8002357176	3111 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-021
Michael J Landis	3109 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-016

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

DO NOT SUBMIT ANY proposed plat of subdivision until you are directed to do so. ALL Subdivision application forms, Subdivision plats and engineering plans (if required), and other documents are to be emailed to Cathy at: cchiarelli@oak-brook.org for a preliminary review along with the contact person information who will be making any plat revisions.

After comments and revisions have been completed by the Village Engineer at least 10 days before the Plan Commission meeting, you will be directed to submit, the following: The original Applications must be completed, signed and **accompanied with the following:** Proper fee (payable to the Village of Oak Brook), Two (2) folded copies of the proposed subdivision (**pursuant to the Plat Act maximum sheet size permitted is 30" x 36"**), 2 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a PDF of all plats and plans of each, which is to be emailed to cchiarelli@oak-brook.org) Completed Subject Property Verification, Surrounding Property Owners form. If the applicant is NOT the property owner, a Letter of Standing is required with the written consent / authorization from the property owner. **See Submittal Guideline for a complete list of requirements.**

Fees and documents must be received prior to the 2nd to the last Friday of the second preceding month for Planning & Zoning Commission review on the first Wednesday of the each month. An incomplete submittal will NOT be accepted and may be returned to the applicant. Please check all items applicable::

- PRELIMINARY PLAT** _____ \$50.00 per lot or \$750.00 minimum**
 - FINAL PLAT (G-289, 3/24/81)** _____ \$750.00 – NO IMPROVEMENTS** (Plus Plan Review & Inspection Fees, if required)
 - FINAL PLAT – with Improvements** \$750 \$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
 - AMENDMENT or VARIATION** _____ \$750.00*
 - ASSESSMENT PLAT (12/11/79)** _____ No Charge
 - Public Hearing Signs** \$100 \$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel
- *Fees do not include publication costs, which are paid for separately
 ** \$125 fee for each time extension [Fees - Title 1 Chapter 14](#) of this code.

All meetings are held in the Samuel E. Dean Board Room of the Butler Government Center, 1200 Oak Brook Road

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed _____ Fee Paid \$ _____ Receipt No. _____ Received By _____

HEARING DATES: Board of Trustees (Referral) _____ P&Z Commission _____ Board of Trustees _____

SIGNED - VILLAGE CLERK _____ Date _____

CERTIFICATION



Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been **excluded** in computing the 250-foot requirement.



Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Timothy Kim		Timothy Kim	
_____ Printed Name of Property Owner		_____ Printed Name of Applicant	
	10/27/2025		10/27/2025
_____ Signature of Owner	_____ Date	_____ Signature of Applicant	_____ Date

BILL TO INFORMATION:

Timothy Kim	Tim Kim	
_____ Print Name/Company	_____ Print Contact Person Name	_____ Contact Phone
3118 White Oak Ln, Oak Brook, IL 60523		
_____ Address To be Billed		_____ Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and the Surrounding Property Owners List is incomplete and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled Plan Commission meeting, the hearing on this matter will be postponed to the next regular Plan Commission meeting, or until such time as a completed list of all neighbors within the 250-foot requirement has been submitted and have been sent proper notification as noted.

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-33-100-015
2. Common Address: 3118 White Oak Ln, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Current Legal Description:

LOT 2 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Proposed Legal Description:

LOT 2 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records

<https://propertylookup.dupagecounty.gov/>

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

N/A

Only First name of Contact is required.

Date called:

N/A

I verify that the information provided above is accurate.

Timothy Kim

Printed Name



Signature

Date

10/27/2025

Relationship to Applicant:

Owner

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-33-100-016
2. Common Address: 3118 White Oak Ln, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Current Legal Description:

LOT 1 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Proposed Legal Description:

LOT 1 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records

<https://propertylookup.dupagecounty.gov/>

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

N/A

Only First name of Contact is required.

Date called:

I verify that the information provided above is accurate.

Timothy Kim

Printed Name



Signature

Date

Relationship to Applicant:

Owner

Legal Description Current Legal Descriptions

06-33-100-015

LOT 2 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

06-33-100-016

LOT 1 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Proposed Legal Descriptions

06-33-100-015

LOT 2 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

06-33-100-016

LOT 1 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

Please Deposit Check in: Zoning Account 10-4302

For:

3118 White Oak Ln - Final Plat

NOTE: 1 check(s) - Total **\$ 850**

Subdivision Application \$750
Public Hearing Signs (2) \$100

VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523

MISCELLANEOUS PAYMENT RECPT#: 784774
DATE: 10/28/25 TIME: 14:41:35
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: TIMOTHY KIM

REVENUE:
1 10 43020 850.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 850.00
CASH -PLD

AMOUNT PAID: 850.00

PAID BY: 3118 WHITE OAK LN -
PAYMENT METH: CHECK
085

REFERENCE: 3118 WHITE 0

AMT TENDERED: 850.00
AMT APPLIED: 850.00
CHANGE: .00

PARCEL NUMBER: 06-33-100-015
NBHD: 06331
KIM, TIMOTHY J
Tax Year: 2024 (Taxes Payable in 2025).

COUNTY #: 022
ROLL: RP
3118 WHITE OAK LN
OAK BROOK

Taxes Billed

Tax Year	Tax
2024	\$13,398.70
Total:	\$13,398.70

Property Tax by Entity

Entities	Rate:	Amount:
COLLEGE DU PAGE 502	0.179400	\$486.30
COUNTY OF DU PAGE	0.136100	\$368.94
DU PAGE AIRPORT AUTH	0.012200	\$33.08
FOREST PRESERVE DIST	0.131000	\$355.10
GRADE SCHOOL DIST 58	2.236800	\$6,063.42
HIGH SCHOOL DIST 99	1.851600	\$5,019.22
OAK BROOK PARK DIST	0.306100	\$829.76
YORK TOWNSHIP	0.044500	\$120.64
YORK TWP ROAD	0.045100	\$122.24
Total:	4.942800	\$13,398.70

PARCEL NUMBER: 06-33-100-016
NBHD: 06331
KIM, TIMOTHY J
Tax Year: 2024 (Taxes Payable in 2025).

COUNTY #: 022
ROLL: RP
3118 WHITE OAK LN
OAK BROOK

Taxes Billed

Tax Year	Tax
2024	\$24,826.88
Total:	\$24,826.88

Property Tax by Entity

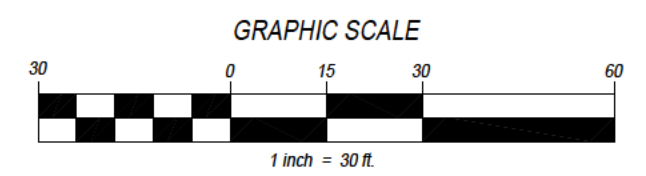
Entities	Rate:	Amount:
COLLEGE DU PAGE 502	0.179400	\$893.98
COUNTY OF DU PAGE	0.136100	\$678.20
DOWNERS GR SAN DIST	0.039400	\$196.34
DU PAGE AIRPORT AUTH	0.012200	\$60.80
FOREST PRESERVE DIST	0.131000	\$652.78
GRADE SCHOOL DIST 58	2.236800	\$11,146.24
HIGH SCHOOL DIST 99	1.851600	\$9,226.74
OAK BROOK PARK DIST	0.306100	\$1,525.32
YORK TOWNSHIP	0.044500	\$221.74
YORK TWP ROAD	0.045100	\$224.74
Total:	4.982200	\$24,826.88

PLAT OF SURVEY

- of -

LOTS 1 AND 2 IN MCGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MCGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Commonly Known as: 3118 White Oak Lane, Oak Brook, IL 60523
 Described Property Contains 95,227 s.f.
 PIN(s): 06-33-100-015 & 06-33-100-016

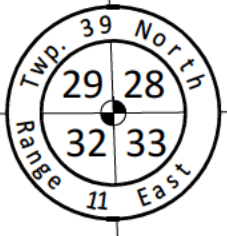


Abbreviations

- (D) = Deed Dimension
- (M) = Measured Dimension
- (R) = Record Dimension
- Conc. = Concrete
- E. = East
- N. = North
- S. = South
- S.F. = Square Feet
- W. = West

Legend

- Air Conditioner
- Electric Meter
- Gas Meter
- Lamp Post
- Light Pole
- Utility Pedestal
- Well Cap



North Line of Section 33 - 39 - 11

OAK BROOK ROAD
 (31st STREET)

HERETOFORE DEDICATED
 PER Doc. #845337
 (Blacktop Pavement w/ Curb & Gutter)

164.26'(M)

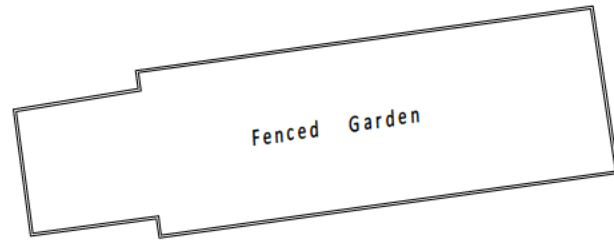
Iron Pipe (found)
 0.15' N. of Corner

NO VEHICULAR ACCESS
 N 89°37'47" E

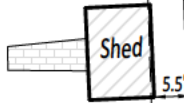
164.29'(M)
 164.26'(R)

Iron Rod (found)
 0.30' N. & 0.20' E.
 of Corner

DRAINAGE & FLOOD PLAIN
 EASEMENT PER Doc. R99-041370



Lot 2
 PIN: 06-33-100-015



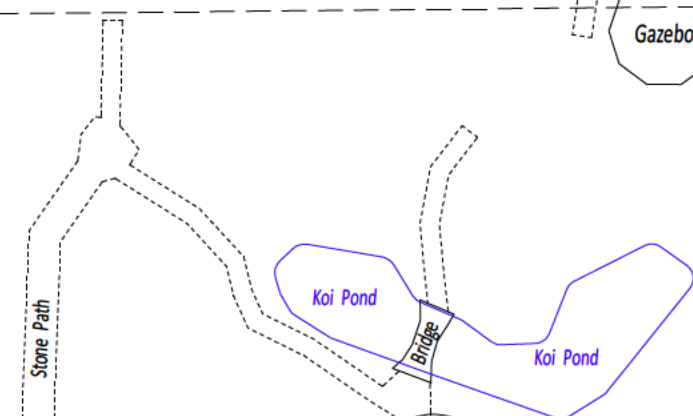
Old Wire Fence Along Line

40ft. Building Setback Line Per Doc. R99-041370

10' Public Utilities Easement per Doc. R99-041370

150.00'(R)

10' Public Utilities Easement per Doc. R99-041370



Two Story Brick Residence

Lot 1
 PIN: 06-33-100-016

Brick Pavers

Stone Walkway

Iron Rod (found)
 0.15' N. & 0.05' W.
 of Corner

Brick Column (typ.)
 Stone Water Feature

150.00'(R)

Iron Pipe (found)

WHITE OAK LANE

HERETOFORE DEDICATED
 PER Doc. #447498

MULBERRY LANE
 (Private)



State of Wisconsin)
) S.S.
 County of Walworth)
 THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS
 M N M M STANDARDS FOR A BOUNDARY SURVEY THAT I, SEAN T.
 KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD
 SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN
 THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A
 REPRESENTATION OF SAID SURVEY.

Given under my hand and seal at Lake Geneva, Wisconsin, this 14th day
 of October A.D. 2025.

 Sean T. Krisch
 Illinois Professional Land Surveyor No. 35-3082.
 My License Expires November 30, 2026.

PROJECT 97090 CAD NAME 97090_2025_Plat.dwg SCALE 1" = 30' SHEET 1 of 1 DRAWN BY STK	PROJECT PLAT OF SURVEY 3118 WHITE OAK LANE OAK BROOK, IL 60523	PREPARED FOR: TIMOTHY J. KIM 3118 WHITE OAK LANE OAK BROOK, IL 60523	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision Description</th> <th>By:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Revision Description	By:					 KRISCH LAND SURVEYING LLC 6718 REVERE Rd. DOWNERS GROVE, IL 60516 PHONE (630) 627-5589 / FAX (630) 627-5594 www.krischlandsurveying.com IL PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866 COPYRIGHT © 2025 ALL RIGHTS RESERVED
No.	Date	Revision Description	By:									

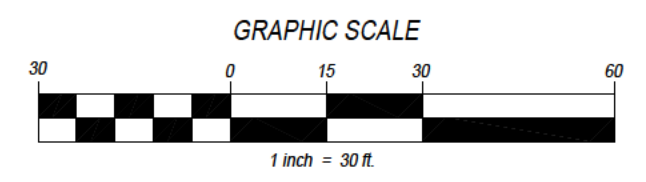
RETURN TO:
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
(630) 368-5000

KIM'S CONSOLIDATION PLAT

- of -

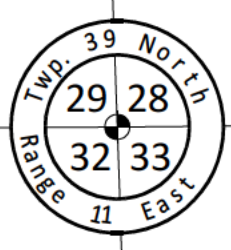
LOTS 1 AND 2 IN MCGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MCGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

PIN(s): 06-33-100-015 & 06-33-100-016



Abbreviations

(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
Conc. = Concrete
E. = East
N. = North
S. = South
S.F. = Square Feet
W. = West



North Line of Section 33-39-11

OAK BROOK ROAD
(31st STREET)

HERETOFORE DEDICATED
PER Doc. #845337

NO VEHICULAR ACCESS
N 89°37'47" E

164.29'(M)
164.26'(R)

DRAINAGE & FLOOD PLAIN
EASEMENT PER Doc. R99-041370

Iron Pipe (found)
0.15'W. of Corner

Iron Rod (found)
0.30'N. & 0.20'E.
of Corner

OWNER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF) S.S.

THIS IS TO CERTIFY THAT TIMOTHY J. KIM IS THE OWNER OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED KIM'S CONSOLIDATION PLAT, IN THE VILLAGE OF OAK BROOK, COUNTY OF DuPAGE, STATE OF ILLINOIS, GENERALLY KNOWN AS 3118 WHITE OAK LANE, IS LOCATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:

DOWNERS GROVE ELEMENTARY SCHOOL DISTRICT 58 AND COMMUNITY HIGH SCHOOL DISTRICT 99.

DATED AT _____

THIS _____ DAY OF _____ A.D. 2025.

BY: _____
Timothy J. Kim

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY J. KIM PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND APPROVED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2025.

AT _____, ILLINOIS.

NOTARY PUBLIC

MORTGAGEE CERTIFICATE:

STATE OF _____)
COUNTY OF _____) S.S.

OLD NATIONAL BANK, AS MORTGAGEE OF THE HEREON DESCRIBED PROPERTY HEREBY CONSENTS TO AND APPROVES THE PLAT OF CONSOLIDATION AS HEREON DRAWN.

THIS _____ DAY OF _____ A.D. 2025.

By: _____ Name _____ Title _____

Attest: _____ Name _____ Title _____

Bank Address: Old National Bank
P.O. Box 3728
Evansville, IN 47736-3728

SURVEYOR CERTIFICATE

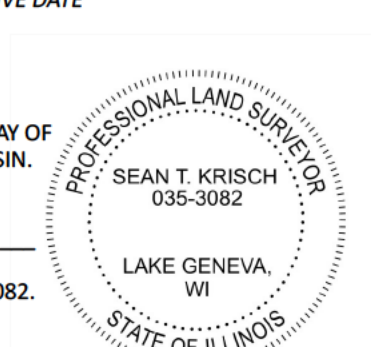
STATE OF WISCONSIN)
COUNTY OF WALWORTH) S.S.

THIS IS TO CERTIFY THAT I, SEAN T. KRISCH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3082, HAVE SURVEYED AND CONSOLIDATED THE HEREON DESCRIBED PROPERTY AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK, WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT A PART OF THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL 17043C0178J EFFECTIVE DATE 8/1/2019.

SCALE OF MAP IS 30 FEET PER ONE INCH.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF OCTOBER A.D. 2025, IN LAKE GENEVA, WISCONSIN.

Sean T. Krisch
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3082.
LICENSE EXPIRES NOVEMBER 30, 2026



PLANNING & ZONING COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2025.

CHAIRMAN

VILLAGE CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____ A.D. 2025, AND THAT THE REQUIRED BOND OR OTHER GUARANTEES HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS _____ DAY OF _____ A.D. 2025.

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2025.

VILLAGE ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK, ILLINOIS, DO CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2025.

TREASURER

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COUNTY CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ A.D. 2025.

DuPAGE COUNTY CLERK

RECORDER OF DEEDS CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD _____ IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, AFORESAID, ON THE _____ DAY OF _____ A.D. 2025, AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

SURVEYOR'S NOTES:
Area of Lot 1 = 95,227 s.f. / 2.186 acres
All "Ingress/Egress Easements" Created per McGoldricks Resubdivision Document #R99-041370 ARE HEREBY VACATED
Date Prepared: October 14, 2025

MULBERRY LANE (Private)

SANITARY DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, EXECUTIVE DIRECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DuPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D. 2025.

EXECUTIVE DIRECTOR

COUNTY ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PLAT HAS BEEN APPROVED BY THE DuPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS _____ DAY OF _____ A.D. 2025.

COUNTY ENGINEER

PROJECT 97090
CAD NAME 97090_ConPlat-25.dwg
SCALE 1" = 30'
SHEET 1 of 1
DRAWN BY STK

PROJECT
KIM'S CONSOLIDATION PLAT
3118 WHITE OAK LANE
OAK BROOK, IL 60523

PREPARED FOR:
TIMOTHY J. KIM
3118 WHITE OAK LANE
OAK BROOK, IL 60523

No.	Date	Revision Description	By:
1.)	10.23.25	Village Review - General Text Revisions	STK



KRISCH LAND SURVEYING LLC
6718 REVERE Rd. DOWNERS GROVE, IL 60516
PHONE (630) 627-5589 / FAX (630) 627-5594
www.krischlandsurveying.com
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